



Correspondence Between Staff and Applicant

Approval Letter



April 5, 2019

Todd Trainor
DPA Architects
7272 E Indian School Rd Ste 214
Scottsdale, AZ 85251

RE: 24-ZN-2018
Winery Suites of Scottsdale

Mr. Trainor:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 2/28/19. The following **2nd Review Comments** represent the review performed by our team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. **Please note: review results from Architectural Design, Water Resources and Transportation are still pending. Additional comments may be forthcoming.**

Zoning Ordinance and Scottsdale Revised Code Significant Issues

The following code and ordinance related issues have been identified and shall be addressed with the resubmittal. Addressing these items is critical to scheduling the application for public hearing and may affect staff's recommendation. Please address the following:

Zoning:

1. Please revise site plan to indicate an additional two-foot right-of-way dedication for alley purposes, resulting in a total half-width of 10 feet. Refer to Section 47-10 of the Scottsdale Revised Code (SRC) and Section 5-3.800 of the DSPM.
2. Please revise the site plan to indicate an additional five-foot right-of-way dedication along the entire 1st Avenue frontage of the western lot. This will replace the existing five-foot Roadway Easement. Refer to Section 47-10 of the SRC.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Engineering:

3. As indicated in the 1st review comments letter, a compactor is an allowed alternative to a refuse enclosure. The Marathon Vertical Ramjet side-feed model referenced with the 2nd submittal still requires collection by a front load collection truck. Additionally, both side feed models are 96" long and 76" deep. Space provided on site plan is only 91" long and 48" deep. Please revise the site plan to indicate the following:
 - Angled refuse enclosure consistent with City standards to accommodate front-load service
 - Sufficient site area (see above)
 - Screening of compactor area from the alley
4. Please revise the site plan to confirm existing alley will be repaved along the entire frontage. The 2nd version of the site plan indicates "alley to be repaved as required". Alley is to be reconstructed along the entirety of the site frontage, including areas beyond the site frontage to allow for tie-ins to the existing alley on either side of the site. Refer to Section 3-1.701 of the DSPM.
5. Please revise the site plan to confirm alley connection to Goldwater will be reconstructed as part of this project to include an ADA accessible pedestrian crossing. Modifications to either side of alley will be required. Refer to Section 3-1.701 of the DSPM.
6. The 2nd version of the site plan confirms there will be a grease trap for the Winery Market, and the response letter indicates a sand/oil separator will be provided; however the sand/oil separator location is not called out on the site plan. Please revise site plan to indicate the location of the sand/oil separator. Grease trap is acceptable. Refer to Section 7-1.411 of the DSPM.

Site Design

7. Please revise the site plan to include parking information, including required/provided standard parking, required/provided ADA parking and required/provided bike parking. Refer to the Plan and Report Requirements for Development Applications (PRRDA) and Section 9.100 of the Zoning Ordinance.
8. Please revise site plan to indicate the allowed/proposed building height. Refer to the PRRDA.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site Design:

9. Parking spaces are required to be a minimum of 12 feet from the alley centerline. The 2nd version of the site plan scales out to 11' 9" from the alley centerline to the parking spaces. Please revise the site plan accordingly to show the minimum 12' setback from centerline. Refer to Section 9.106 of the Zoning Ordinance.
10. Bike parking has disappeared from the site plan (2nd version). Please revise the site plan to indicate the location of required bike parking. Refer to Section 9.103.C of the Zoning Ordinance.

11. Please update site plan to show existing and proposed right-of-way widths form 1st Avenue, Goldwater Blvd., and the alley.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary. **Do not resubmit until all departments have completed 2nd review and any forthcoming comments have been addressed.**

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: **24-ZN-2018**

This portion of the letter will be completed once all departments have finished 2nd review.

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each item identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One original: Signed Prop. 207 Waiver Request
- ☒ One original: Letter of Authorization-actual owner of record
- ☒ One copy: Revised Narrative for Project
- ☒ One copy: Commitment for Title Insurance
- ☒ One copy: Results of Alta Survey
- ☒ Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)
- ☒ Two copies of the Revised Trip Generation Comparison
- ☒ Two copies of the Revised Parking Study / Analysis
- ☒ One copy: Revised Security, Maintenance & Operations Plan

- ☒ Context Aerial with the proposed Site Plan superimposed

Color _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

- ☒ Site Plan Preliminary Plat:

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

- ☒ NAOS Plan:

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

- ☒ Open Space Plan Construction Envelope Exhibit:

_____ 24" x 36" _____ 11" x 17"

- ☒ Elevations:

Color _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"
B/W _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Coordinator, choose between the **Open Space Plan** or the **Construction Envelope Exhibit** and between Revised **Site Plan** or the **Preliminary Plat** and delete the other. Delete this text box by clicking on the border box and pressing the delete key.

☒ Elevation Worksheet(s):

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Perspective(s):

Color _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Streetscape Elevation(s):

Color _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Landscape Plan:

Color _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"
B/W _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Lighting Site Plan(s):

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Photometric Analysis Plan(s):

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Manufacturer Cut Sheets of All Proposed Lighting:

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Floor Plan(s):

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Floor Plan worksheet(s):

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Phasing Plan(s):

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Site Cross Sections:

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Topography Map:

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Revegetation Site Plan & Techniques

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Topography with Site Plan Superimposed

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Slope Analysis (superimposed on a topography map)

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Cuts & Fills Site Plan

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Composite Factors Map

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Unstable Slopes / Boulders Rolling Map

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Bedrock & Soils Map

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Scenic or Vista Corridor Plan

_____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

☒ Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color _____ 11" x 17" _____ 8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

☒ Other Supplemental Materials:

(Enter submittal items here that are not indicated above, but are referenced in the comment letter.)

Technical Reports:

- | | | | | |
|-------------------------------------|----------|--|----------------|-------|
| <input checked="" type="checkbox"/> | <u>2</u> | copies of Revised Drainage Report: | Plan Check No. | _____ |
| <input checked="" type="checkbox"/> | <u>1</u> | copies of Revised Storm Water Waiver: | Plan Check No. | _____ |
| <input checked="" type="checkbox"/> | <u>3</u> | copies of Revised Water Design Report: | Plan Check No. | _____ |
| <input checked="" type="checkbox"/> | <u>3</u> | copies of Revised Waste Water Design Report: | Plan Check No. | _____ |

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

Todd Trainor

From: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Sent: Thursday, April 11, 2019 10:25 AM
To: Todd Trainor
Cc: Bloemberg, Greg
Subject: RE: Winery Residences - 24-ZN-2018

Hi Todd,

After researching, here were the other transportation comments I could find that I didn't see in your second review comment letter. I figured I would send them just in case.

1. Dedicate a non-motorized public access easement for all sidewalk along Goldwater Boulevard that is not contained in the public right-of-way.
2. Dimension all existing and proposed street and alley right-of-way widths on the site plan.
3. There should be sight distance for drivers exiting the ramp into the alley. Need some separation with unobstructed views.

In regards to trash, I suggest calling Eliana Hayes for direction. She can be reached at 480 312 2757.

Review results from Architectural Design and Water Resources are still pending. I will reach out to those departments.

Thank you,

Katie Posler, Planner

City of Scottsdale
Planning & Development Services
7447 E. Indian School Rd., Ste. 105
Scottsdale, AZ 85251
480.312.2703

From: Todd Trainor <ttrainor@dpaarchitects.com>
Sent: Wednesday, April 10, 2019 3:06 PM
To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Subject: RE: Winery Residences - 24-ZN-2018

Hi Katie,

Thanks for your return phone call this morning and the ability to send along additional comments as they come to you.

Question: Can you provide the name/contact for our public works reviewer? We need to contact them to discuss our private trash compactor which is accessed from our alley.

Thanks.

Todd Trainor
dpa architects inc
480.941.4222 office

From: Todd Trainor
Sent: Monday, April 08, 2019 3:43 PM
To: 'kposler@scottsdaleaz.gov'
Subject: Winery Residences - 24-ZN-2018

Hi Katie,

Contacting you regarding Winery Residences as Greg appears to be out this week. Greg forwarded me a partial list of comments last Friday. Do you know if the remaining department comments (if any) will be sent to us this week *or* does that need to wait until Greg returns? I've attached the partial list of comments that Greg sent for your reference.

Thanks.

Todd Trainor
Principal

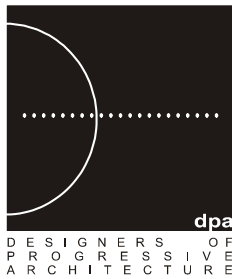


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WINERY RESIDENCES OF SCOTTSDALE

24-ZN-2018 / 52-DR-2018 WRITTEN RESPONSE TO STAFF COMMENTS

18 February 2019

General Response:

Please find our written responses below relating to ZN/DR staff review comments dated January 8, 2019. Please note that the name of our project has been changed. The project shall now be referred to as **'The Winery Residences of Scottsdale'**. Thank you for noting this change.

We look forward to your review of our re-submittal updates and recommendation for placement on the next available Planning Commission agenda.

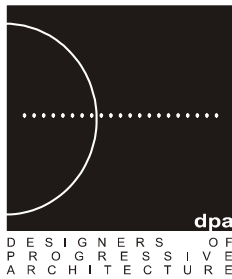
General Plan and Old Town Scottsdale Character Area Plan Analysis Comments:

1. Please see revised site plans and landscape/ hardscape plans attached to our resubmittal. The separated sidewalk along Goldwater Boulevard has been incorporated into the design. The updated landscape design does respond to the OTSUDAG and Goldwater couplet plant tree matrix.
2. In reviewing the elevations with City Staff and providing additional visuals to better depict the architectural character and massing, it was agreed that the overall design does, in fact, provide variation in both material selection and building façade. Additionally, the ground level is activated through undulating movement of the building footprint and an enhanced pedestrian realm for both the residents and downtown patrons. Further details are provided in the responses for #3 and #12 below. Notably, the surrounding context includes a variety of architectural styles, building heights and massing. Surrounding buildings include Cornish Pasty, Main Street Plaza (residential) and the proposed Museum Square development immediately east of Goldwater, which includes heights up to 150 feet (if approved). The Old Town Character Area Plan allows heights up to 90 feet in this Type-2 area.
3. Please see the colored, rendered perspectives attached with this resubmittal which demonstrate the movement in building form and change in massing along both street frontages. The cantilevered plane of the building mass creates a horizontal base to the building form. The base is also reinforced in materiality by the use of stone veneer coming down from the vertical entry tower and distributing horizontally. All of the residential unit patio walls facing Goldwater and 1st street are also clad in stone which helps to reinforce the mass of the building base.

Above the base at levels 2 and 3, there is a definitive change in vertical plane from levels 2 and 3 along Goldwater Boulevard. This change in vertical plane wraps the corner of Goldwater and 1st and runs into another change in vertical plane at the stone veneer entry tower element. The plane changes described above are also juxtaposed by the vertical wing wall elements which help to organize the extent of each residential patio.

Between the plane changes and the vertical wing walls described above we feel that our project satisfactorily addresses the movement and undulation requested by the OTSUDAG. Additionally,

P:\2018\18024 Fassco - Winery Suites of Scottsdale\Drawings\Submittal Archive\2019-02-18 ZN DR Resubmittal to City\Written Response to City Comments\2019-02-18 ZN-DR Responses to Comments.doc

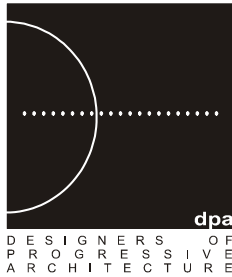


simplified wall section diagrams have been provided with this resubmittal to help illustrate the building plane movement from street level to parapet of the building. See sheet A206.

4. The amount of materials and colors utilized across the four building facades creates visual interest and variety. We essentially have three distinct stucco color changes and four building material changes within the architecture.
 - There are three (3) proposed stucco/EIFs color changes shown on the elevations and on the submitted color and material board. A light, medium and darker stucco color. Please see color rendered perspective view attached to this resubmittal.
 - There are four primary material changes within the architectural design.
 - a) Stone veneer used at the street level patios walls and entry tower element
 - b) Integrally colored, cement cast horizontal planking at the street level hard corner public patio seating area.
 - c) Stucco/EIFS finishes at the residential exterior walls of the building.
 - d) Steel patio railings, with tensioned stainless cable and laser cut ornamental filigree elements at the patio corners and cornice of entry tower element.

In our opinion, the above composition of colors and materials are in concert with the Old Town surrounding area and do not produce a busy elevation architecture.

5. Please see updated architectural site plan, landscape and hardscape plan which illustrate the revisions made since the original submittal to address the 'mature tree' request. Within the revised site landscape proposal, all of our new street scape trees will be planting in slab on grade areas and will not be over the sub grade parking garage. This will allow proper maturation and better pedestrian environment. The Goldwater sidewalk has been redesigned providing a landscape buffer between the street curb and the sidewalk. This buffer will be the area where mature trees will be planted, meeting City guidelines, which will provide sidewalk pedestrian shaded pathways.
6. The development team and investment group have further evaluated the proposed concept and renamed the project to Winery Residences of Scottsdale to more accurately describe the intended use. The proposal is for residential condominium units with flexible leasing options to allow for short-term rentals if individual owners decide to live in their unit seasonally. The demand for condo units in Old Town is on trend with current market conditions. The narrative has been revised to address the response under Housing Goal 3 accordingly.
7. The updated project narrative has been edited to remove all references to 'Downtown Plan'. These references have been replaced with references to the OLCAP (Old Town Character Area Plan).
8. The updated project narrative has been edited to discuss the subject property designated as Mixed Use Neighborhoods rather than 'Old Town'. Please see page 7 of the project narrative.
9. The only additional outreach received since the first submittal was a phone call received from a neighbor who, apparently lives in the area near 69th and 2nd Street. Jean Harnie called us on November 26 2018. Jean's concerns were focused on the general development of the Old Town area. Nothing specific to our project. She was simply frustrated with all of the change and proposed development change coming to her neighborhood. We encouraged and invited Jean to



attend the Planning Board meeting once we get scheduled. Her response was that she would not attend as she said "...it wouldn't do any good". The conversation was professional and frankly by the end of it, she felt better about our project being under the zoning entitlement height allowed and the fact that Fassco, the current owner of Winery Residences, would be the entity developing the new project.

Zoning Ordinance and Scottsdale Revised Code Significant Issues:

Zoning:

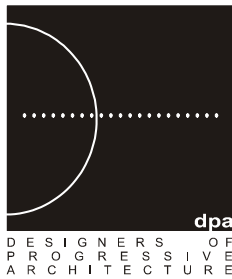
11. As stipulated and part of our approval, ownership will assist with and facilitate the underground relocation of the existing overhead utility lines directly adjacent and serving our property. The current, existing overhead utility lines only occur in the public alley along our South property line. Winery Residences has been in communication and have met with APS regarding our development. Heather Legg is the appointed design representative at APS for our project area. Heather's contact information is below for your reference:

Heather Legg
Customer Project Representative
Customer Construction East
P.O. Box 53933, Mail Station 4031
Phoenix, AZ 85072
602-493-4468

12. Please see the revised building elevations and perspectives which illustrate our update made to the 'wing wall' element along the Goldwater and 1st Street frontages.

The 'wing walls' have been brought vertically down to grade in width as necessary to provide adequate structural support to the residence patios. The wing walls are full height at the 2nd level of the building dividing the patios and providing required privacy between the residences. The wing walls at the 3rd level are 64" tall. The wing wall encroachment complies within the percentages outlined in 5.3006.I.3, above the ground floor. The only exception we're requesting is their continuation to grade for structural reasons. This architectural approach has been incorporated along the both Goldwater and 1st Street frontages.

13. Enlarged site plans, showing each street frontage and the building location / façade design of respective to section 5.3006.F.2 have been provided. Please see newly added sheets AS100.2 and AS100.3.
14. Please see updated architectural site plan, landscape and hardscape plan which illustrate the revisions made since the original submittal addressing the requirement for shaded sidewalks. The Goldwater sidewalk has been redesigned and relocated providing a landscape buffer between the street curb and sidewalk. This buffer will be the area where mature trees are planted which will provide pedestrian shaded pathways. The 1st Street frontage did and still has proposed trees providing shade to pedestrians using the sidewalk. All proposed trees along Goldwater and 1st Street will be in slab on grade areas.



15. The requested residence floor plan worksheet has been provided with this resubmittal. Please see newly added sheets A103.
16. The floor plan of the single level, sub grade parking was included within the initial submittal. Please see sheet A100. We've added dimensional information to this drawing per your request.

Circulation:

17. The two-foot fee title right of way dedication information has been added to the architectural site plan AS100. The dedication has already been recorded as shown on the ALTA survey included within the initial submittal. See Land Survey Services ALTA. The 2'-0" dedication at the alley was recorded as a 'Road Easement' per DOC #1985-189615.
18. The five-foot fee title right of way dedication information has been added to the architectural site plan AS100. The dedication has already been recorded as shown on the ALTA survey included within the initial submittal. See Land Survey Services ALTA. The 5'-0" dedication along the 1st Street frontage of the Western parcel was recorded as a 'Road Easement' per DOC #1985-189614.

Significant Policy Related Issues:

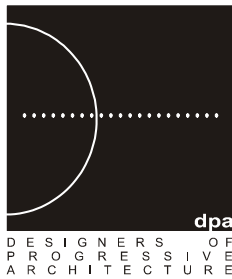
Site Design:

19. An updated site plan has been provided serving as a simplified diagram illustrating, more clearly, the setback, stepback, and exceptions taken respective to each for Board presentation and approvals. See newly added sheet AS100.1.
20. Please see updated site plan, sheet AS100, which illustrates and notates all above ground utility equipment. The electrical transformer, proposed at the SEC of the property, bordering the alley has been shifted west as far as possible while still allowing it to be on grade. This transformer cannot be located above the sub grade parking garage. The transformer will be screened by a rusted, metal ornamental element similar to the City standard transformer screens throughout the community.
21. As stipulated and part of our approval, ownership will assist with and facilitate the underground relocation of the existing overhead utility lines directly adjacent and serving our property. The current, existing overhead utility lines only occur in the public alley along our South property line.
22. Please see updated site plan, sheet AS100, which has been updated to include, or more clearly identify, all of the bullet items listed within comment no.22 to satisfy the PRRDA.

Water and Waste Water:

23.

- Noted. A copy of the Preliminary Utility Plan has been provided. Refer to the revised Water Basis of Design (BOD) Report.



- Noted. An updated hydrant flow test has been conducted and is provided with this resubmittal. Refer to the revised Water Basis of Design (BOD) Report.
- Noted. The Water Demand Values have been revised accordingly. Refer to the revised Water Basis of Design (BOD) Report.
- Noted. Fire flow requirements have been confirmed with the Fire Department. Refer to the revised Water Basis of Design (BOD) Report.
- Noted. The overall site plan, floor plans, and profile (including height to finished floor) have been provided. Refer to the revised Water Basis of Design (BOD) Report.
- Noted. Separate water meters have been provided. Refer to the revised Water Basis of Design (BOD) Report.

24.

- Noted. Sewer flow monitoring as requested has been conducted and that data is provided in the revised Sewer Basis of Design (BOD) Report. Refer to the revised Sewer Basis of Design (BOD) Report.
- Noted. The requested flows have been added to the peak recorded flows and that information is included in the revised Sewer Basis of Design (BOD) Report. Refer to the revised Sewer Basis of Design (BOD) Report.
- Noted. The proposed sewer service(s) have been revised to be 6". Refer to the revised Sewer Basis of Design (BOD) Report.

Building Elevation Design:

25. Separate building elevations and simplified wall sections have been provided serving as a simplified diagrams illustrating, more clearly, the setback, stepback, and exceptions taken respective to each for Board presentation and approvals. See newly added sheet A206.

Lighting Design:

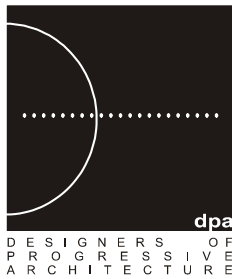
26. The site photometric floor plans were included within the initial DR submittal drawings. Please see sheets AS102, AS103, AS104 and AS105.

Traffic Impact and Mitigation Analysis (TIMA):

27. Noted, the traffic counts for the requested links have been included in the updated TIMA. Page 6 of the Revised TIMA identifies the Study Area which includes the requested intersections. Page 11 discusses the Traffic Volumes. The proceeding pages discuss further the detailed analysis and such of the collected data. Refer to the revised TIMA.
28. Noted, On Page 21 of the report the third paragraph discusses the requested information regarding limited access and likelihood of U-turns. Refer to the revised TIMA.

Circulation:

29. Please see updated architectural site plan, landscape and hardscape plan which illustrate the revisions made since the original submittal to address the requested 8'-0" sidewalk along



Goldwater. The Goldwater sidewalk has been redesigned providing a landscape buffer between the street curb and a new 8'-0" wide sidewalk required by the 2008 TMP and 3.110 of the DPSM

Engineering:

30. Winery Residences of Scottsdale will be using a private trash compactor rental company to install and service the trash collection needs of the project. Currently the intent is to contract with 'Compactor Rentals of America' a local Phoenix company who will install and place a 'Ramjet' self-contained Vert-I-Pack Marathon trash compactor. Product cut sheets of the proposed compactor have been included with this resubmittal. This trash compactor model can adequately service the 31 residential units and the Winery Market located at street level.

This type of vertical compactor is side loaded and side serviced and therefore required no more than 10'-0" clear, vertically, to service the unit. The floor to floor height of Winery Residences has been increased since the initial submittal raising the grade to 2nd level floor to floor from 12'-0" to 13'-0". Therefore the 13'-6" vertical clearance stated in comment No.30 is not required.

See updated site plan, sheet AS100, which has been updated to include additional notes related to the alley paving improvements Also, see civil site plan, sheet CV101, which was included within the initial submittal. This civil site plan illustrates all the new grading elevations and engineering inclusive of an 'inverted crown' and concrete valley gutter design.

The sub grade parking structure will have a sand/oil interceptor. A note indicating this has been added to the site plan, AS100, and the civil site utility plan, sheet CV102. The Winery Market at the street level will, if required, have a small under counter, floor mounted grease interceptor which will handle and dispose of any small amount of grease waste produced.

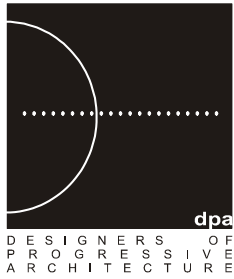
Miscellaneous:

The notes and dimensions on the 24 x 36 plans have been updated from 6 point font up to 12 point font. Please see updated plans and elevations included with this resubmittal.

Technical Corrections:

Site:

31. The site plan sheet, AS100, has been revised to illustrate locations and top of wall heights for all screen walls located along the street level of the property. Please see updated drawings.
32. The bike racks have been relocated north closer to the hard corner and main entry to the project. Please see updated site plan AS100.
33. The Land Assemblage submittal for Winery Residences was submitted on January 3, 2019. City first review comments have been received. The applicant is making necessary corrections and plan updates for resubmittal to the City.



Fire:

34. The Winery Residences project is a zero lot line proposal. Please see resubmitted site plan sheet AS100. There is no physical space on the site plan to accommodate a 24'-0" drive aisle. The required parking for the project is sub grade along with 6 grade level spaces bordering the alley. It is assumed that fire access for our project would be accommodated from 1st Street or Goldwater Boulevard.

Please see response above for designated fire lane comment.

The building mounted fire department connection has been shown on the updated site plan, sheet AS100. It's located on the East side of the building facing Goldwater Boulevard, just north of the northern residential patio wall.

Circulation:

35. The non-motorized public easement for the portion of sidewalk along Goldwater (on private property) will be formally dedicated on the Land Assemblage survey documents. The Land Assemblage submittal for Winery Residences was submitted on January 3, 2019. City first review comments have been received. The applicant is making necessary corrections and plan updates for resubmittal to the City.

The alley width has been dimensioned on the updated site plan, sheet AS100.

Drainage:

36. Noted. This final Drainage Report will be provided during plan review submittal to the City.

END OF APPLICANT WRITTEN RESPONSES